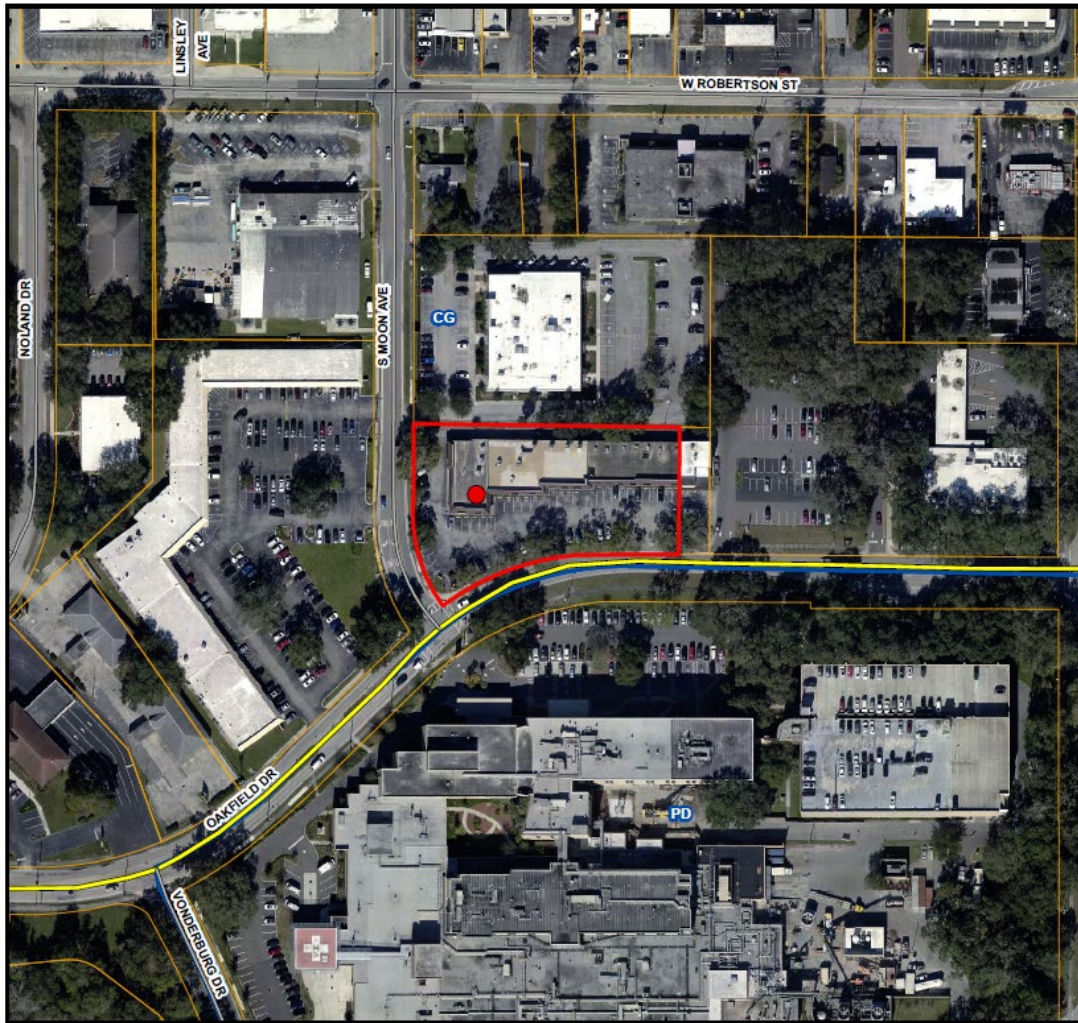




SM

Land Use Application Summary Report

Application Number:	SU-AB 22-0481	Adjacent Zoning and Land Uses:	
Request:	2-COP AB Permit with Distance Separation Waiver	North:	CG (Commercial General)
		South:	PD 97-0121/PRS 21-0064
Comp Plan Designation:	UMU-20 (Urban Mixed Use)	East:	CG (Commercial General)
Service Area:	Urban Service Area	West:	CG (Commercial General)



ZONING MAP

SU-AB 22-0481

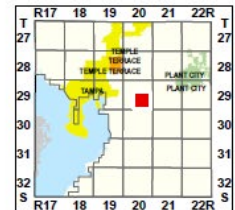
Folio: 71490.0300

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- WET ZONE AREA
- Ⓜ SCHOOLS
- Ⓜ PARKS



0 125 250 Feet

STR: 27-29-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, with the exception of errors, omissions, and is intended for the single purpose of providing information for a particular project.

SOURCE: This map has been prepared for the purpose of map display based on Hillsborough County data and is considered final for planning, public, and other public records. It has been based on 9/30/21 data.

Users of this map are hereby notified that the aforementioned public interest information sources should be consulted for verification of the information contained on this map.

Date: 02/02/2022 Path: G:\ZONING\GIS\Dev\Zoning_Map.aprx
Produced By: Development Services Department

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) for the sale and consumption of beer and wine on and off the permitted premises.

The wet zoning is sought for the Sunset Dreams Winery located at 234 Oakfield Drive, Brandon, Florida. The wet zoned area will comprise a footprint of 1,224 square feet of indoor area, as shown on the revised wet zone survey stamped received March 29, 2022.

The property is zoned CG (Commercial, General) which permits the proposed winery, subject to approval of a Conditional Use permit, and consideration of the requested AB permit. Conditional Use permit CU 22-0574 was approved for the subject winery earlier this month.

Distance Separation Requirements for a 2-COP AB Permit:

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to residentially zoned property shall be 250 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement.
- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. According to the survey submitted by the applicant, the request **does NOT** comply with this requirement. There are six existing wet zonings of the relevant types within 1,000 feet of the proposed wet zoning.
- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement. The proposed wet zoning is 160 feet from property occupied by a school (Pinecrest Elementary School).

Per LDC Section 6.11.11.E., waivers to the required separation distances may be requested by applicants at a noticed public hearing. The hearing officer may consider such requests on the basis of whether special or unique circumstances exist such that the proposed alcoholic beverage use does not pose significant impacts on the surrounding uses, and whether certain circumstance exist such that the necessity for the separation requirement(s) is negated.

Requested Separation Waiver

The applicant requests a waiver to the required maximum of three approved AB permits falling with the same wet zone classification. According to the March 31, 2022, wet zone survey there are six approved AB permits in the same classification. The applicant's justification for the waiver includes the following:

- There are a multiple inactive wet zone permits within 1,000 feet of the proposed wet zoning with AB permits that are not currently utilizing their wet zone permits.
- The applicant attempted to contact the entities with inactive wet zone permits to initiate cancellation of their wet zone status's. However, none of the entities responded to the applicant.


Staff Findings:

- LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are "special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements."

- A shown on the March 29, 2022 wet zone survey, five of the six total wet zonings of the relevant types within 1,000 feet of the proposed wet zoning are not utilized by the uses which currently occupy those locations, and in some of these cases it appears unlikely the wet zonings will be utilized in the future due to the nature of the current uses. These existing wet zonings include:
 - Surgical Associates of Tampa (11-C) located at 205 Moon Street
 - T&SC Therapy and Sports Center (4-COP-SBX) located at 301 Robertson Street
 - Dietrich Kelso Orthodontics (2-COP) located at 401 Parsons Avenue
 - The Dog Patch (4-COP) located at 122 Linsley Avenue
 - HSN Outlet (3-PS) located at 225 W. Brandon Boulevard
- Additionally, only one of the relevant wet zonings within 1,000 feet is located in the same shopping center as the proposed wet zoning. The remainder are generally dispersed within the surrounding area and most are separated from the proposed wet zoning by roadways, and therefore have little or no functional relationship. Consequently, even if all of the wet zonings were to be utilized by future occupants of those locations, which as noted above appears unlikely, staff finds their cumulative impact on the area would be minimal.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

Recommendation:

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 1,224 square feet, as shown on the revised wet zone survey received March 29, 2022.

Staff's Recommendation	Approvable
Zoning Administrator's Sign-Off	 t Thu Apr 14 2022 12:16:51

WRITTEN STATEMENT
FOR SPECIAL USE (ALCOHOLIC BEVERAGE) PERMIT

Applicant: Sunset Dreams Winery LLC
Address: 234 Oakfield Drive, Brandon, FL 33510

Applicant, doing business as Sunset Dreams Meadery, proposes to operate a small meadery and tasting room at above stated address.

Applicant will use of the premises to produce mead (honey wine) and other alcoholic beverage characterized as wine under federal and state laws and regulations. Applicant's use requires federal and state licensing as a winery (Florida AMW license). Pursuant to Part 12.01.00 of the Hillsborough County Land Development Code (the "Code"), Applicant's use of the premises falls under the Code's definition of a "Microbrewery." Applicant will comply with the requirements of for a microwinery/meadery set forth in Code Section 6.11.128, including production of not more than 100,000 US gallons of wine and/or mead per year.

In addition to producing mead and other wine products, Applicant will a designated portion of the premises (the "tasting room") for the retail sale of beer and wine for consumption on the premises or carryout (Florida 2COP license). Applicant's tasting room requires the Florida 2COP license, which is permissible under Florida Statutes Section 561.221(1)(b), and Hillsborough County's Special Use (Alcoholic Beverage) Permit.

Applicant's use of the premises and a meadery and tasting room is similar to Pye Road Meadworks, 8533 Gunn Hwy, Odessa, FL 33556.

As shown on the Wet-Zone Survey accompanying this application, the premises to be wet-zoned:

1. Is not within 250 feet which is zoned or permitted for residential use.
2. Is not within 500 feet of a community use.
3. **Is within 1,000 feet of an existing wet zoned premises (the "Wet Zone Issue").**

See attached Wet-Zone Survey and Neighbor List for identification of all nearby wet zoned premises. However, upon review of the Alcoholic Beverage & Tobacco's (the "ABT") Current Licensee Search Tool, found [here](#), Wet-Zoned Premises American Galencare Inc., Baker Farms Inc., and American Medicorp Development Co., all hold inactive licenses with the ABT. Accordingly, Applicant attempted to reach out to the above-referenced entities to initiate cancellation of their wet-zone privileges. See **Composite Exhibit "A" to this Letter**. However, Applicant never heard back. Accordingly, because of this Wet Zone Issue, Applicant is applying for a Special Use with Waiver for its 2COP license. Given that the majority of the wet-zoned neighbors are inactive, and

Applicant's proposed operations are otherwise compliant with the LDC, Applicant is hopeful to obtain approval for its Special Use with Waiver Application.

Brewer Long

BUSINESS LAW

October 25, 2021

Galencare, Inc.
Attn: Samuel N. Hazen, President
One Park Plaza
Nashville, TN 37203

Re: 301 W Robertson St – Hillsborough Alcoholic Beverage Permit

Dear Ms. Baker:

I am writing to you concerning the Hillsborough County Alcoholic Beverage Permit for your property, 301 W Robertson St, Brandon, Florida.

My client, Sunset Dreams Winery LLC, is developing a winery and tasting room located at 234 Oakfield Drive, Brandon, Florida. We have applied to Hillsborough County for a new Alcoholic Beverage (AB) Permit at that location. Hillsborough County Planning and Zoning has informed us that a new AB Permit cannot be readily granted because of the number of existing ABT Permits within a 1,000-foot radius of 234 Oakfield Drive, including your property referenced above.

Hillsborough County's zoning ordinances prohibit more than three AB permitted locations within a 1,000-foot radius. Within the 1,000-foot radius surrounding 234 Oakfield Drive, there are 5 AB permitted location, but only two of them are potentially in use. I have attached our survey of the area for your reference.

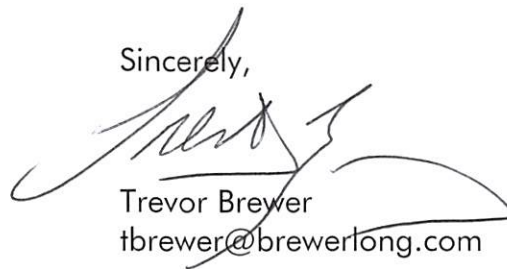
Our options for Sunset Dreams Winery LLC are to either petition Hillsborough County to waive its 1,000-foot radius requirement in this case or to secure permission from the landowners to voluntarily terminate the unused AB permits.

It does not appear that the tenants of 301 W Robertson St, Brandon, Florida—The Nurse Stop (permanent closed) and T&SC Therapy and Sports Center—are selling alcoholic beverages or otherwise making use of the AB permit assigned to the property. Accordingly, we would please ask that you provide permission to allow that AB permit to be voluntarily terminated.

Enclosed with this letter is Hillsborough County's Affidavit to Authorize Agent form. Please have this form signed by the appropriate company officer and notarized. Return the signed form to me using the enclosed return envelope. This will authorize me to take the steps necessary to voluntarily terminate the AB permit assigned to 301 W Robertson St, Brandon, Florida.

Thank you for your consideration. Please contact me if you have any questions or concerns.

Sincerely,



Trevor Brewer
tbrewer@brewerlong.com

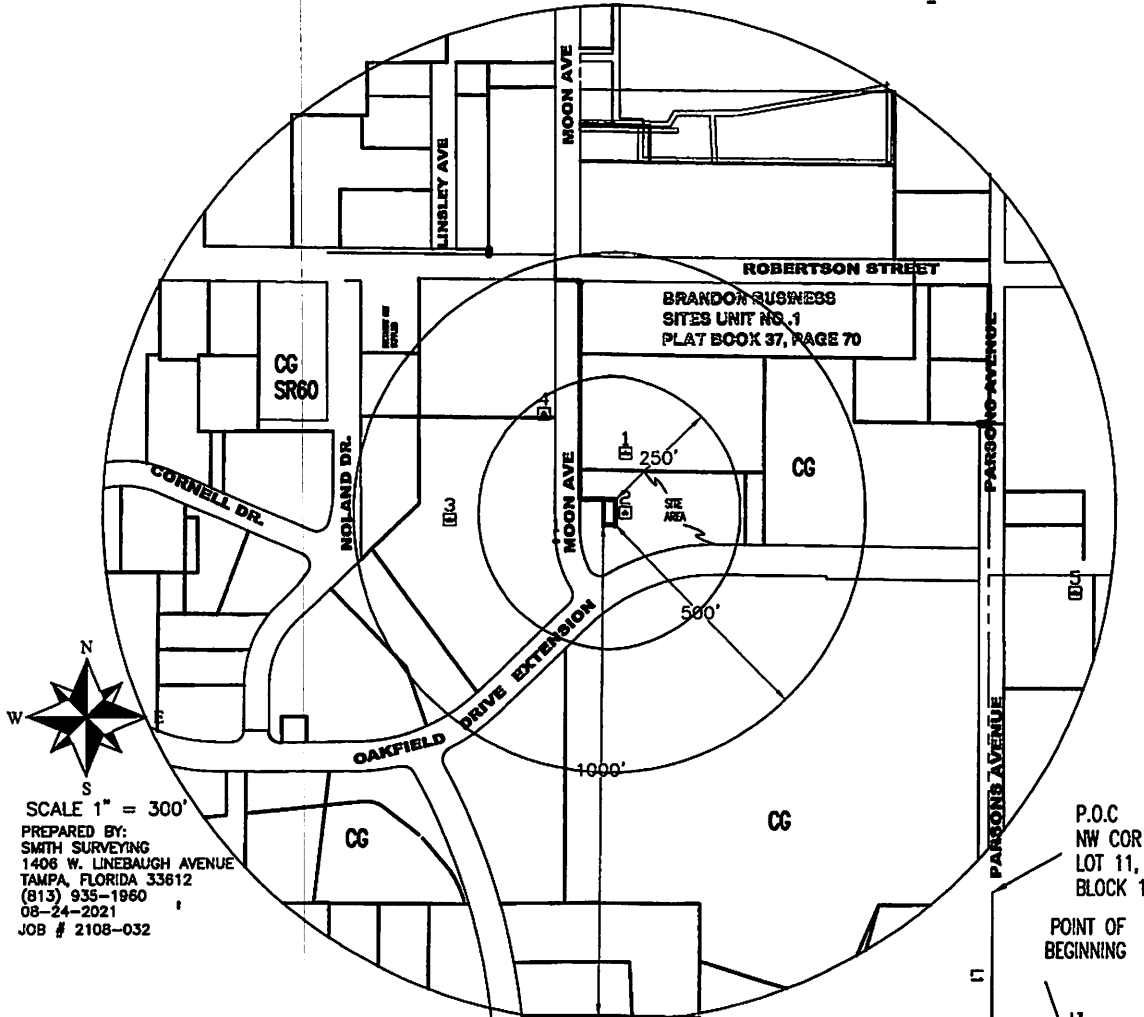
Encls.

cc: Sunset Dreams Winery, LLC (w/o encls.)



SHEET 1 OF 2
SEE SHEET 2 FOR LEGEND

**SPECIAL PURPOSE SURVEY WET ZONE 2-COP
SUNSET DREAMS WINERY #234 OAKFIELD DR.
SECTION 27, TOWNSHIP 29 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA.**



SCALE 1" = 300'
PREPARED BY:
SMITH SURVEYING
1406 W. LINEBAUGH AVENUE
TAMPA, FLORIDA 33612
(813) 935-1960
08-24-2021
JOB # 2108-032

- ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET**
- 1) SURGICAL ASSOCIATES OF TAMPA BAY #205 MOON AVE OLD AB (97')
 - 2) THAI CHILLI PEPPER #230 OAKFIELD DR. 4-COP - SRX (19')
 - 3) VACANT 2-APS #240 S. MOON AVE (308')
 - 4) T&S THERAPY AND SPORTS CENTER #301 ROBERTSON ST. 4-COP-SRX (212')
 - 5) DIETRICH KELSO ORTHODONTICS #401 PARSONS AVE. 2-COP (929')

RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET
NO RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET

COMMUNITY USES WITHIN 500 FEET
NO COMMUNITY USES WITHIN 500 FEET

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1, OF BRANDON BUSINESS SITES, UNIT NO. 1, AS RECORDED IN PLAT BOOK 37, PAGE 70, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE S.00°00'00"E., A DISTANCE OF 440.63 FEET; THENCE S.89°15'31"E., A DISTANCE OF 47.43 FEET TO THE POINT OF BEGINNING; THENCE S.89°15'31"E., A DISTANCE OF 24.00 FEET; THENCE S.00°44'29"W., A DISTANCE OF 51.00 FEET; THENCE N.89°15'31"W., A DISTANCE OF 24.00 FEET; THENCE N.00°44'29"E., A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,224 SQUARE FEET.

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	440.63'
L2	S 89°15'31" E	47.43'
L3	S 89°15'31" E	24.00'
L4	S 00°44'29" W	51.00'
L5	N 89°15'31" W	24.00'
L6	N 00°44'29" E	51.00'

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN 500 FEET STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. A VISUAL INSPECTION OF APPARENT PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN CASES WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000 STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED IN THE LAND DEVELOPMENT CODE. A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

Digitally signed by James Michael Fuqua
Date: 2021.08.27 09:39:32 -0400
J. MICHAEL FUQUA P.S.M. 4192
Signature
8/27/21
Date
Job Number: 2108-032

Legend

- Petition Prefixes**
 RZ Rezoning
 MM Major Modification
 PRS Personal Appearance
 SU Special Use
 VAR Variance
 APP Appeal
- Comprehensive Plan Categories**
 AM Agricultural/Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture/Rural (1 unit per 5 acres)
 AE Agriculture Estate (1 unit per 2.5 acres)
 Res-1 Residential-1 (1 unit per 1 acre)
 RP-1 Residential Planned-1 (1 unit per acre)
 Res-2 Residential-2 (2 units per acre)
 RP-2 Residential Planned-2 (2 acres per unit)
 NMU Neighborhood Mixed Use-4
 Res-4 Residential-4 (4 units per acre)
 Res-6 Residential-6 (6 units per acre)
 SMU Suburban Mixed Use-6
 Res-9 Residential-9 (9 units per acre)
 Res-12 Residential-12 (12 units per acre)
 CMU Community Mixed Use-12
 Res-20 Residential-20 (20 units per acre)
 OC Office Commercial
 UMU Urban Mixed Use-20
 RMU Regional Mixed Use-35
 RCP Research/Corporate Park
 U-P Light Industrial Planned
 I Light Industrial
 HI Heavy Industrial
 EPGF Electrical Power Generation Facility
 P Public/Quasi-Public
 E Environmentally Sensitive Areas
 N Natural Preservation
 S Scenic Corridor

- Service Areas**
 USA Urban Service Area
 UEA Urban Expansion Area
 RSA Rural Service Area

- Zoning Districts**
 AM Agricultural Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture Rural (1 unit per 5 acres)
 AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
 AS-1 Agricultural, Single-Family (1 unit per acre)
 ASC-1 Agricultural, Single-Family Conventional (1 unit per acre)
 AI Agricultural Industrial
 RSC-2 Residential, Single-Family Conventional (2 units per acre)
 RSC-3 Residential, Single-Family Conventional (3 units per acre)
 RSC-4 Residential, Single-Family Conventional (4 units per acre)
 RSC-6 Residential, Single-Family Conventional (6 units per acre)
 RSC-9 Residential, Single-Family Conventional (9 units per acre)
 MH Residential, Single-Family Mobile Home Overlay
 RDC-6 Residential, Duplex Conventional (6 units per acre)
 RDC-12 Residential, Duplex Conventional (12 units per acre)
 RMC-6 Residential, Multi-Family Conventional (6 units per acre)
 RMC-9 Residential, Multi-Family Conventional (9 units per acre)
 RMC-12 Residential, Multi-Family Conventional (12 units per acre)
 RMC-16 Residential, Multi-Family Conventional (16 units per acre)
 RMC-20 Residential, Multi-Family Conventional (20 units per acre)
 BPO Business, Professional Office
 OR Office Residential
 CN Commercial, Neighborhood
 CG Commercial, General
 CI Commercial, Intensive
 M Manufacturing
 SB Show Business Overlay
 SPI-HC Historic and Cultural Conservation
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 SPI-UC-1 Special Public Interest-University Community
 SPI-UC-2 Special Public Interest-University Community
 SPI-UC-3 Special Public Interest-University Community
 SPI-AP-1 Special Public Interest-Airport
 SPI-AP-2 Special Public Interest-Airport
 SPI-AP-3 Special Public Interest-Airport
 SPI-AP-4 Special Public Interest-Airport
 SPI-AP-5 Special Public Interest-Airport
 SPI-AP-6 Special Public Interest-Airport
 SPI-NMD Special Public Interest-North Dale Mabry Overlay
 PD Planned Development
 PD-C PLANNED DEVELOPMENT COMMERCIAL
 IPD-1 Interstate Planned Development
 IPD-2 Interstate Planned Development
 IPD-3 Interstate Planned Development

- Definitions for Special Uses (alcoholic beverages):**
 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S 1, Laws of Florida).
 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
 2-COP Beer and wine for sale and consumption on and off the licensed premises.
 2-COP-X Beer and wine for sale and consumption on the licensed premises only.
 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from to the sale of food and non-alcoholic beverages.
 2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 UCA-ND: UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT
 UCA-M: UNIVERSITY COMMUNITY AREA - MAIN STREET

Legend			
PC	:Point of Curvature	(D)	:Dwed
PT	:Point of Tangency	(Desc)	:Description
PRC	:Point of Reverse Curvature	(C)	:Calculation
PCC	:Point of Compound Curvature	(F)	:Field Measured
PI	:Point of Intersection	Sec.	:Section
(P)	:Plot	Twp.	:Township
S.C.I.R.	:Set Capped Iron Rod 1/2" I 6002	O/H	:Overhead
F.C.I.R.	:Found Capped Iron Rod	E	:Easement
F.I.R.	:Found Iron Rod	A/C	:Air Conditioner
F.I.P.	:Found Iron Pipe	O/A	:Overall
F.F.I.P.	:Found Finished Iron Pipe	Conc.	:Concrete
F.C.M.	:Found Concrete Monument	A.P.Q.	:A Part Of
S.C.M.	:Set Concrete Monument	TBM	:Temporary Benchmark
SPK&Dist	:Set P-H Nail & Dist	BM	:Benchmark
FPK&Dist	:Found P-H Nail & Dist	COV.	:Covered
F.R. Spk.	:Found Railroad Spike	MAS.	:Masonry
M.C.F.	:No Corner Found or Set	RES.	:Resident
P.R.M.	:Permanent Reference Monument	P.B.	:Plot Book
Rgs.	:Range	PG.	:Page
R/W	:Right of Way	PP	:Power Pole
	:Wood Fence (WF)	R/W	:Right Of Way
	:Chain Link Fence (CLF)	TYP.	:Typical
P.O.B.	:Point of Beginning		
P.O.C.	:Point of Commencement		
W.C.	:Witness Corner		

Surveyor's Notes:

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SPECIAL WARRANTY DEED

This Special Warranty Deed Made the 17th day of December, A.D., 1986 by SAM M. FERLITA INVESTMENTS, INC., a corporation existing under the laws of the State of Florida, hereinafter called the grantor, to FERLITA THOMPSON PARTNERSHIP, whose mailing address is 2505 Morrison Avenue, Tampa, Florida 33629, hereinafter called grantees:

Witnesseth: That the grantor, for and in considerator of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, convey, remise, release, and transfer unto the grantee, all that certain lands situate in Hillsborough County, Florida, to-wit:

A parcel of land located in Section 27, Township 29 South, Range 20 East, being more particularly described as follows: From the NW corner of Lot 11 in Block 1 of BRANDON BUSINESS SITES UNIT NO. 1, as per map or plat thereof recorded in Plat Book 37 on Page 70 of the Public Records of Hillsborough County, Florida, run thence South along the Southerly projection of the West boundary of said Lot 11, a distance of 386.75 feet for a point of beginning; From said point of beginning continue thence South a distance of 118.25 feet to a point of curvature; run thence along the arc of a curve to the left, (radius 179.63 feet), a distance of 80.82 feet, (chord 80.14 feet, chord bearing S. 12°53'24" E.), to a point of compound curvature; run thence along the arc of a curve to the left, (radius 25.00 feet) a distance of 41.64 feet, (chord 36.99 feet, chord bearing S. 73°29'42.5" E.), to a point of reverse curvature; run thence along the arc of a curve to the right (radius 411.97 feet), a distance of 230.52 feet, (chord 227.53 feet, chord bearing N. 74°49'11.5" E.), to a point of tangency; run thence S. 89°09'00" E., a distance of 95.00 feet; run thence North, a distance of 143.25 feet; run thence North 89°09'00" West, a distance of 367.98 feet to the point of beginning, all lying and being in Hillsborough County, Florida. LESS the East 37 feet thereof.

and

A tract in the Northwest 1/4 of Section 26, Township 29 South, Range 20 East, Hillsborough County, Florida, described as follows: From the Northwest corner of said NW 1/4 of Section 26, run South along the West boundary of the NW 1/4 of Section 26, a distance of 1,159.70 feet; run thence South 89°43' East, parallel to the North boundary of the NW 1/4 of Section 26, a distance of 30.0 feet to a point of beginning; Continue thence South 89°43' East a distance of 159.6 feet; run thence South a distance of 67.5 feet; run thence North 89°43' West a distance of 159.6 feet to a point which is 30.0 feet East of the West boundary of the Northwest 1/4 of Section 26; run thence North a distance of 67.5 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or against grantor; and that said land is free of all encumbrances arising by or through grantor except: taxes for 1986.

This deed is delivered to a shareholder of the corporate grantor for the purpose of liquidating the grantor and no documentary stamps are required pursuant to Rule 12 B-4.14(9), Florida Administrative Code.

Prepared by and return to:
Martin Kessler, Esq. ✓
1907 West Kennedy Boulevard
Tampa, Florida 33606

Documentary Tax Paid \$ 0
arrangements for PD 3
Richard L. Ake, Clerk of Circuit Court
by _____

RICHARD L. AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

1986 DEC 18 PM 1:22
86285008

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Angeles S. Ferlita
Secretary

SAM M. FERLITA INVESTMENTS, INC.

By *Angeles S. Ferlita*
Angeles S. Ferlita, President

(Corporate Seal)

Signed, sealed and delivered in the presence of:

Angeles S. Ferlita

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANGELES S. FERLITA and ANGELES S. FERLITA, well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of December, 1986.

Martin Kessler
Notary Public State at Large
My Commission Expires:



**HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FORM**

Shaded Area For Official Use Only



Hillsborough County
Florida

APPLICATION PREFIX AND NUMBER: _____ - _____ - _____

HEARING(S) AND TYPE: DATE: _____ TYPE: _____
(If Applicable)

DATE: _____ TYPE: _____

RECEIPT NUMBER: _____

APPLICATION TYPE AS REFERENCED IN LDC: _____

INTAKE DATE: _____

INTAKE TECHNICIAN SIGNATURE: _____

APPLICANT'S REPRESENTATIVE

Name: Trevor K. Brewer and Kara Ann Groves, Esq.

Address: 407 WEKIVA SPRINGS RD STE 241

City / State / Zip LONGWOOD FL 32779 Daytime Phone: () 407 660 2964

E-mail address: tbrewer@brewerlong.com | kgroves@brewerlong.com Number: () 407 660 2964

Name: Sunset Dreams Winery LLC **APPLICANT**

Address: 207 James Street

City / State / Zip Brandon, FL 33510 Daytime Phone: () 813 778 8982

Name: Ferlita Thompson LLC **PROPERTY OWNER**

Address: 7 Riberia St.

City / State / Zip Saint Augustine, FL 32084 Daytime Phone: (904) 823-9673

PROPERTY ADDRESS OR GENERAL LOCATION: _____
234 Oakfield Drive Brandon, FL 33510 Folio: 071490-0300

NATURE OF REQUEST: Conditional Use Approval for Winery

RELATED APPLICATIONS: SU-AB 22-0481

PROPOSED UTILITIES: PUBLIC WATER PRIVATE WELL PUBLIC WASTEWATER SEPTIC TANK
(Additional Information Required On "Property Information Sheet")

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS APPLICATION.

Jackie R Brewer
Signature of the Applicant
JACKIE R Brewer
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION TAKEN ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO THE CURRENT AND ANY FUTURE OWNERS.

Evelyn F Thompson
Signature of the Owner(s) - (All Parties on the Deed must Sign)
EVELYN F. THOMPSON
Type or Print Name

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